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**Z-2247**  
**JMARK INVESTMENTS LLC**  
**CRACKERY FACTORY LOFTS PLANNED DEVELOPMENT**  
**FINAL DETAILED PLANS**  
**RESOLUTION PD 06-05**

**STAFF REPORT**  
**13 April 2006**

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**BACKGROUND:**

On 20 July 2005, APC, by unanimous vote, recommended approval of a reclassification from CB to PDMX for Lot 135 in the Original Plat of Lafayette located on the west side of 6<sup>th</sup> Street between Main and Ferry Streets in Downtown Lafayette, Fairfield 20 (SE) 23-4. The Lafayette Common Council rezoned the site on 1 August 2005.

Petitioners, Jay Reynolds and Mark Sharer, will complete renovation on an existing historic 3-story building with first floor retail and second and third floor residential condominiums. Utilities for the project are all existing. Parking for condo owners in the project is accessed from the alley behind the building with 10 interior spaces in the rear half of the building and 3 spaces immediately off the alley outside the building.

Petitioner's Final Detailed Plans consists of construction plans and final plat; no bond for public improvements is necessary for this development. All conditions have been met and plans are signed off by the Lafayette City Engineer.

**STAFF RECOMMENDATION:**

Approval of Resolution PD 06-05

## RESOLUTION PD 06-05

**WHEREAS** Preliminary Plans for ***Cracker Factory Lofts Planned Development***, are approved as part of Z-2247, with 8 conditions attached;

**WHEREAS** all conditions of approval have been met;

**WHEREAS** UZO 2-27-12-a-2 states that minor modifications approvable by the Administrative Officer “cannot include: any increase in residential ***density***; any decrease in residential ***density*** of 10% or more; any change in ***building*** dimension or location other than within the defined building envelope; any change in ***lot lines***; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land ***use***; any change in the alignment or intersection of ***streets***; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

**WHEREAS** the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the Lafayette Common Council on 1 August 2005;

**NOW THEREFORE BE IT RESOLVED** that the Area Plan Commission of Tippecanoe County, after Staff examination of the Final Detailed Plans submitted for ***Cracker Factory Lofts Planned Development***, does hereby find them to conform to the Approved Preliminary Planned Development Z-2247 as adopted and passed by the Lafayette Common Council.

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GARY W. SCHROEDER, PRESIDENT

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SALLIE DELL FAHEY, SECRETARY

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DATE

DATE

Ref. No.:

JMark Investments LLC  
Address

RE: Cracker Factory Lofts Planned Development

Dear JMark Investments LLC:

On 19 April 2006, the Area Plan Commission of Tippecanoe County adopted PD 06-05, finding Final Detailed Plans for ***Cracker Factory Lofts Planned Development*** to conform to the Approved Preliminary Planned Development Z-2247 previously approved by the Lafayette Common Council. A signed copy of that resolution is attached.

You are now eligible to record these Final Detailed Plans consisting of **construction plans and final plat**. ***Unless you record all or any part of your Final Detailed Plans within 30 days of its approval, that approval expires.*** A member of our staff will assist you in the recording process. Once this is done, we ask that you submit three **(3) sets** of the recorded Final Detailed Plans to the Lafayette Engineer's Office.

As always, we wish you good luck with your project.

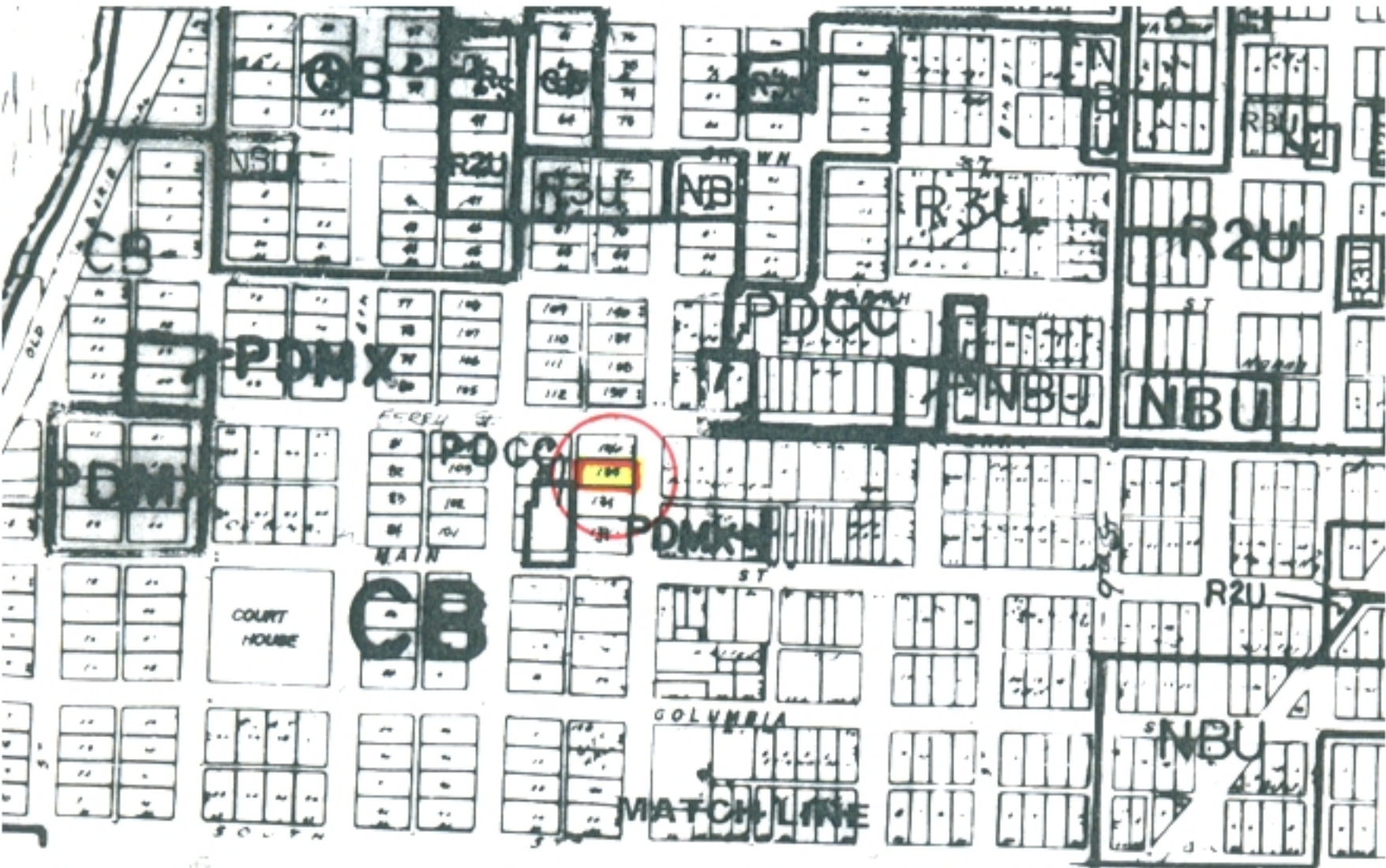
Respectfully,

Margy C. Deverall  
Assistant Director Area Plan Commission

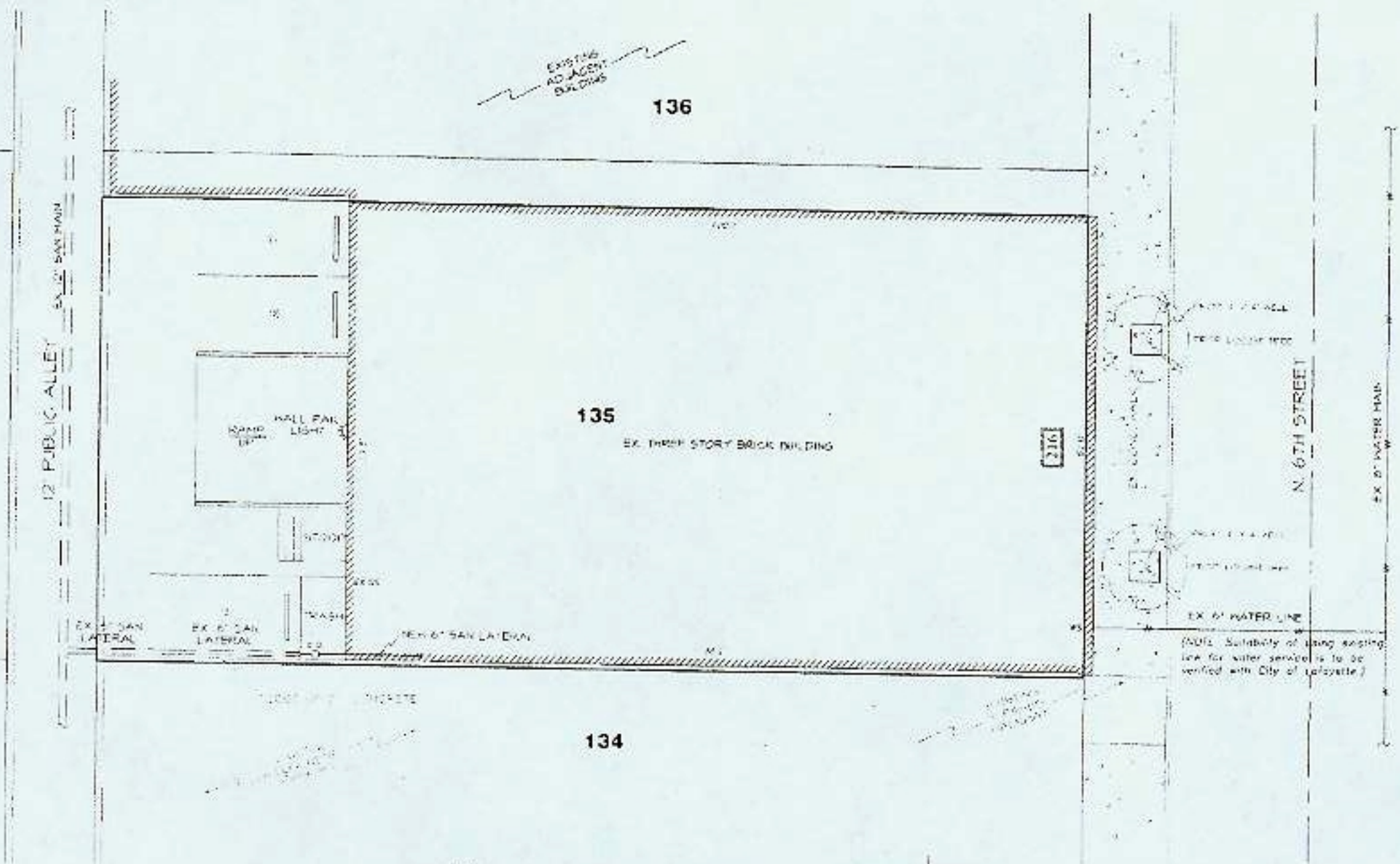
MCD/lu

encl: PD 06-05

cc: Jay Seeger  
C&S Engineering







- NOTES:
1. Unit 14 (the commercial condominium) is to have its signage regulated in accordance with the CB zoning district requirements.
  2. Signs regulating the control and use of the parking spaces may be installed and changed, as necessary, after review and approval by the Administration Office for the City of Lafayette.

**SITE AND UTILITY PLAN INFORMATION**

**C&S ENGINEERING**

Civil Engineers • Land Surveyors •

**MASTER UTILITY PLAN  
CRACKER FACTORY PLANNED DEVELOPMENT  
CITY OF LAFAYETTE, INDIANA**

NO.	DATE	BY	REV.	DESCRIPTION	DATE	BY	REV.	DESCRIPTION
1	5/27/05	UAB	1	Initial	5/27/05	UAB	1	Initial

**PARKING SUMMARY**

INSIDE THE GARAGE	- 8 SPACES
OUTSIDE OF BUILDING	- 3 SPACES
<b>TOTAL</b>	<b>- 11 SPACES</b>



*Joseph Coats*

